

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



42 Lime Way, Heathfield, TN21 8YB

- ▼ 4 Bedroom Semi-Detached
- ▼ Garage, Driveway For 3 Cars
- ▼ Private Rear Garden
- ▼ Beautifully Presented
- ▼ Thoughtfully Extended
- ▼ 2 Bath, 1 WC



EPC RATING

Current:

77 | c

Potential:

79 | c

£475k - £495k



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This beautifully presented family home has been thoughtfully extended and reconfigured, creating a spacious and versatile layout that is particularly well suited to modern family life. On entering the property, you are welcomed into the hallway, which leads directly into the impressive kitchen/breakfast room. This has become the real heart of the home, with the extension providing a generous and versatile space for cooking, informal dining and everyday family life. The layout has been carefully designed to create a natural flow through the ground floor. From the kitchen/breakfast room, you continue through to the large living room. A lovely, comfortable reception space, the room features a log burner at the far end, creating a warm and cosy focal point and making this an inviting space to relax. Beyond the living room is the sun room, currently used as a dining area. Filled with natural light, this is a wonderful additional reception space and provides a lovely setting for family meals and entertaining, with the added benefit of a strong connection to the garden. Also accessed from the ground floor is the WC, while the garage has been cleverly fitted out as a useful utility and storage area. This provides excellent additional practical space for laundry, storage and household essentials. Despite its current use, the garage could easily be returned to its original purpose if required. Upstairs, the property offers four double bedrooms, providing excellent flexibility for family living, guests or those requiring home-working space. The principal bedroom benefits from a private ensuite, while the remaining bedrooms are served by the family bathroom. Outside, there is a driveway providing parking for three cars. The rear garden is a particularly enjoyable feature, offering a good amount of space and having been thoughtfully arranged over different levels. A small BBQ area leads via steps to a large patio and lawn, creating plenty of room for outdoor dining, seating and entertaining. Further steps lead to the upper part of the garden, where a large shed provides excellent additional storage. The location is equally appealing, with the property within walking distance of the highly sought-after Parkside Primary School, as well as the town centre, making this an excellent choice for families looking for convenience alongside generous and versatile accommodation.

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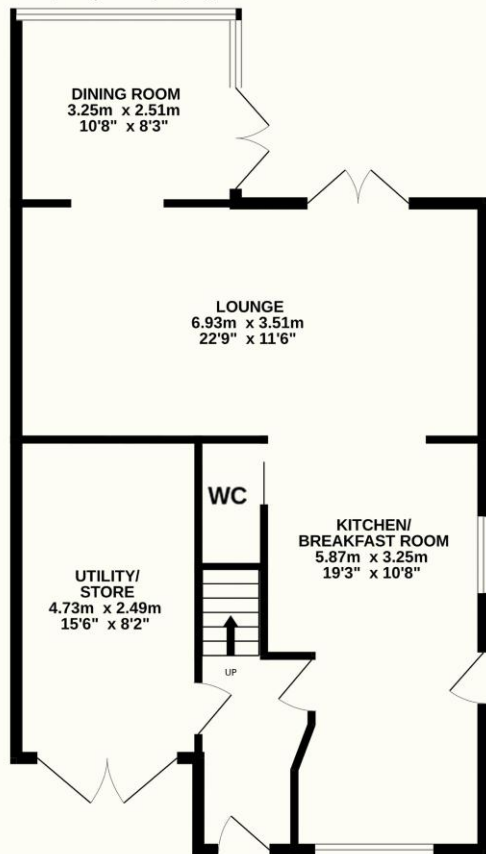
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The Property
Ombudsman

The Property
Ombudsman
LETTINGS

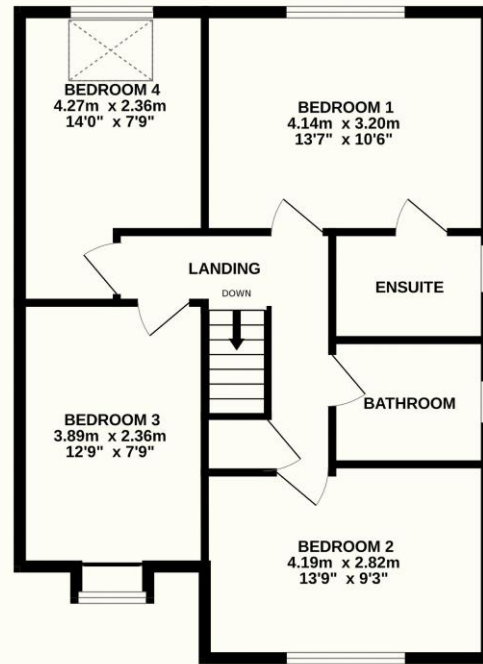


GROUND FLOOR
72.0 sq.m. (775 sq.ft.) approx.



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1ST FLOOR
63.3 sq.m. (681 sq.ft.) approx.



TOTAL FLOOR AREA : 135.2 sq.m. (1455 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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info@peteroliverhomes.co.uk

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